

May 2023 Housing Market Report

Hart

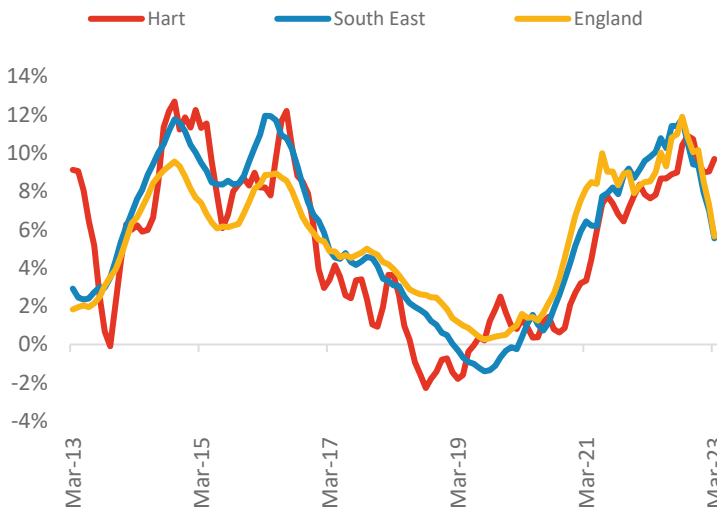
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £503,816 | 0.5% | 9.7% | 21.4% | 66.4% |
| Transactions | 1,418 | -4.3% | -27.7% | -20.1% | 9.3% |

House Prices (March 2023 data)

Annual Change in House Prices

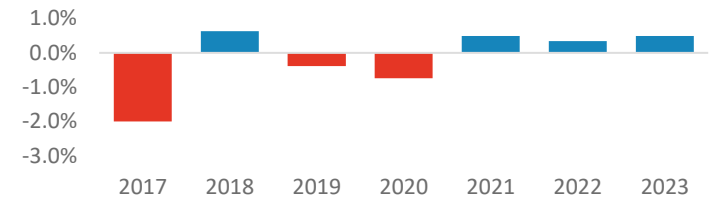


House prices in Hart grew by 9.7% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the South East grew by 5.5% over the same period.

Hart house prices are now 70.4% above their previous peak in 2007, compared to +66.0% for the South East and +57.9% across England.

Local prices have grown by 0.5% in 2023 so far, compared to growth of 0.3% over the same period last year.

Year-To-Date Change in House Prices, December to March

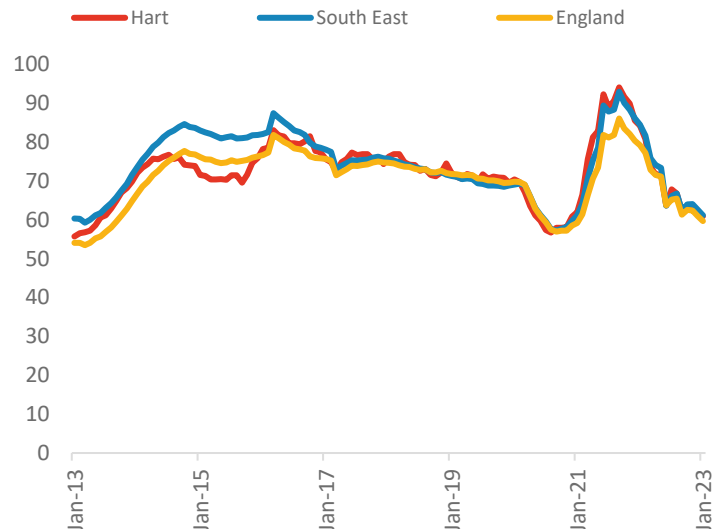


Transactions (January 2023 data)

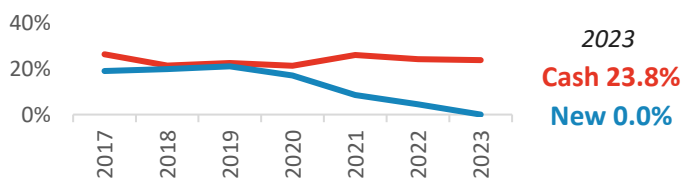
There were 1,418 transactions in Hart during the 12 months to January 2023. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hart have fallen by 17.5% since 2014, compared to changes of -26.9% for the South East and -22.4% for England.

Annual Transactions, Indexed (2001-05 average = 100)



Cash and New Build Sales as % of Total, by Year*



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.